135.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	817,700	/	817,700
USE VALUE:	817,700	/	817,700
ASSESSED:	817,700	/	817,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMULLEN ERI K
Owner 2:	
Owner 3:	
Street 1:	1 MORTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRANKS LINDA F -
Owner 2:	-
Street 1:	1 MORTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 2143 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8720.000	272,400		545,300	817,700
Total Card	0.200	272,400		545,300	817,700
Total Parcel	0.200	272,400		545,300	817,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.57 | /Parcel: 381.57

Legal Description

User Acct	86659
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0004.0

!10487!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,400	0	8,720.	545,300	817,700		Year end	12/23/2021
2021	101	FV	263,100	0	8,720.	545,300	808,400		Year End Roll	12/10/2020
2020	101	FV	263,100	0	8,720.	545,300	808,400	808,400	Year End Roll	12/18/2019
2019	101	FV	220,000	0	8,720.	511,200	731,200	731,200	Year End Roll	1/3/2019
2018	101	FV	220,000	0	8,720.	422,600	642,600	642,600	Year End Roll	12/20/2017
2017	101	FV	234,600	0	8,720.	388,500	623,100	623,100	Year End Roll	1/3/2017
2016	101	FV	234,600	0	8,720.	354,400	589,000	589,000	Year End	1/4/2016
2015	101	FV	220,400	0	8,720.	347,600	568,000	568,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:47:35

LAST REV

Date	Time
12/06/18	10:15:05
danam	

USER DEFINED

Prior Id # 1:	86659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10487

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKS LINDA F,	70042-219		10/5/2017	Change>Sale	574,000	No	No		
DECELLES DAVID	66110-270		9/22/2015	Estate/Div	99	No	No		
DUGGAN JOHN J	26476-459		7/8/1996		247,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1268	Redo Kit	42,600	C				
2/20/2018	179	Heat App	5,000	C				
12/27/2017	1677	Dormers	185,160	O				
10/12/2017	1342	Inter-De	16,450	C				
4/4/2011	227	Manual	6,595					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Measured	DGM	D Mann
9/30/2017	Meas/Inspect	HS	Hanne S
1/28/2009	Meas/Inspect	372	PATRIOT
4/24/2000	Inspected	270	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8720		Sq. Ft.	Site		0	80.	0.78	9									545,279						545,300	

Total AC/HA:	0.20018	Total SF/SM:	8720	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	545,279	Spl Credit		Total:	545,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24693012
Const Adj.:	0.99989998
Adj $ / SQ:	137.149
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415582
Depreciation:	143168
Depreciated Total:	272414

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

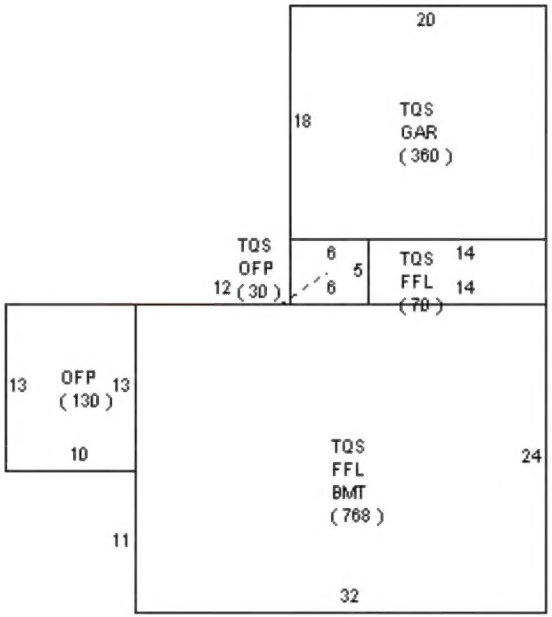
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.86
Special Features:	0	Val/Su Net:	89.40
Final Total:	272400	Val/Su SzAd	154.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TQS	3/4 Story	921	137.150	126,314
FFL	First Floor	838	137.150	114,931
BMT	Basement	768	54.520	41,869
GAR	Garage	360	21.940	7,899
OFP	Open Porch	160	26.810	4,290

Net Sketched Area:	3,047			Total:	295,303
Size Ad	1759	Gross Area	3354	FinArea	2143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

135.0-0001-0004.0